



411 CAMBRIDGE AVENUE

- ADDRESS**
 411 Cambridge Avenue,
 Syracuse, NY 13208
- LEASE SIZE**
 13,275 sf total (2,835 sf office,
 10,440 sf warehouse)
- BUILDING SIZE**
 13,275 sf
- FLOOR**
 1st floor
- AVAILABLE**
 10/1/12
- CLEAR HEIGHT**
 14 ft. (warehouse)
- TERM**
 3 years +
- RENTAL**
 Contact us
- TAX & INSURANCE**
 Tenant pays 100% of increases
 over base year
- CAM**
 Landlord provides snow
 removal.
- UTILITIES**
 Tenant pays (separately metered)
- JANITORIAL**
 Not provided by Landlord
- PARKING**
 Approximately 26 spaces
- OH DOORS**
 1 dock door, 3 drive-in doors
- FIRE SPRINKLERS**
 None
- BUILDING POWER**
 800 amp, 3 phase, 480 volt
- ZONING**
 Industrial (Town of Salina)
- NOTES**
 West Yard: 13,775 sf, paved, fenced, 2 drive-in
 gates. East Yard: 14,080 sf, compacted stone,
 fenced, 1 dock gate, 1 drive-in gate. Both yards
 are connected.

 Mezzanine: 1,135 sf over West Office (not in
 total sf calculation).

 Visible from NYS Thruway (I-90) for advertising.
 Conveniently located off Factory Ave near NYS
 Route 11 and 7th North Street.

CONTACT

Don DeStefano
315.454.8552 x202
dld@destefanodevelopment.com



